



**CITY COUNCIL
REGULAR SESSION MINUTES
JULY 19, 2017**

Present:

Rita Jonse, Mayor

Council Members:

Gene Kruppa, Mayor Pro Tem, Place 1
Maria Amezcua, Place 2
Anne R. Weir, Place 3
Zindia Pierson, Place 4
Rebecca Davies, Place 5
VACANT, Place 6

City Staff:

Thomas Bolt, City Manager
Lluvia Tijerina, City Secretary
Scott Dunlop, Planning Coordinator
Lydia Collins, Director of Finance
Ryan Phipps, Chief of Police
James Allen, Police Lieutenant
Mike Tuley, Public Works Director
Sarah Friberg, Court Clerk
Paige Saenz, City Attorney
Frank Phelan, City Engineer

REGULAR SESSION – 7:00 P.M.

With a quorum of the Council Members present, the regular session of the Manor City Council was called to order by Mayor Rita Jonse at 7:00 p.m. on Wednesday, July 19, 2017, in the Council Chambers of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

PLEDGE OF ALLEGIANCE

At the request of Mayor Rita Jonse, Ryan Phipps, Chief of Police, led the Pledge of Allegiance.

PUBLIC COMMENTS

Joyce Dalley, TML Regional Director for Region 10, spoke before the City Council regarding the support the City Council has given to the TML. Ms. Dalley showed her appreciation and apologized to City Council for having the recent TML Regional Meeting on a Manor City Council meeting night and stated the next meeting will be on September 27, 2017. She thanked the Council for everything they are doing for the town, employees, and citizens.

Alton Scott, 12716 Johnson Road, Manor, Texas, spoke before the City Council requesting high-speed internet service in the Long View Subdivision. He states he would like to start a home base business and is unable to get internet service for his home. Mr. Scott is requesting assistance from the City and support.

No one else appeared to speak at this time.

CONSENT AGENDA

1. Consideration, discussion, and possible action to approve the minutes for the June 21, 2017, City Council Regular Meeting.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to delay the minutes for the June 21, 2017, City Council Regular Meeting to the August 2, 2017, City Council meeting. The motion carried unanimously.

2. Consideration, discussion, and possible action to approve the minutes for the July 5, 2017, City Council Regular Meeting.

3. Consideration, discussion, and possible action to approve the minutes for the July 12, 2017, City Council Special Meeting.

MOTION: Upon a motion made by Council Member Davies and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to approve the minutes for the July 5, 2017 City Council Regular Meeting; and the July 12, 2017, City Council Special Meeting. The motion carried unanimously.

4. Consideration, discussion, and possible action on acceptance of the June 2017 Departmental Reports:

- **Development Services – Scott Dunlop**
- **Police – Chief Ryan Phipps**
- **Municipal Court – Sarah Friberg**
- **Public Works – Mike Tuley**

5. Consideration, discussion, and possible action on the acceptance of the unaudited June 2017 Monthly Financial Report.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Kruppa, the Council voted six (6) For and none (0) Against to approve the June 2017 Departmental Reports and the unaudited June 2017 Monthly Financial Report. The motion carried unanimously.

PUBLIC HEARING

6. Conduct a second public hearing regarding the annexation of 1,756.97 acres, more or less, adjacent and contiguous to the city limits and is being located in Travis County.

The City staff's recommendation was that the City Council conduct the second public hearing regarding the annexation of 1,756.97 acres, more or less, adjacent and contiguous to the city limits and is being located in Travis County.

Paige Saenz, City Attorney, was present to address any questions posed by the City Council.

Tom Anderson, Anderson Machinery Company, 12711 US Highway 290 E., Manor, Texas, spoke before the City Council in support of this item. He states that his business has been in the area for over twenty (20) years and knew the annexation will soon happen. His only concern is in regards to the City services that will be provided in accordance with a municipal service plan. He states that services can take some time and is asking for a special consideration including Tax Abatement until City services can be rendered.

Cherry Thorn speaking on behalf of her mother Mary Ann Lind, 2219 Summer Gardens Lane, Katy, Texas, spoke before City Council in opposition of this item. Ms. Thorn is requesting for her family's farm not to be included in the annexation and states they do not desire to sell property.

Jim Lutz, 14812 FM973, Manor Texas, spoke before the City Council in opposition of this item. Mr. Lutz states he has been a property owner for over forty (40) years and has submitted a list of reasons why his property is not suitable for the annexation. Mr. Lutz discussed reasons why his property is not a candidate for being taxed by the City and states there is no advantage to the City to tax his property. He is requesting for his property not to be annexed.

Mary L. Rodriguez, 12511 US Highway 290 E., Manor, Texas, submitted a card in opposition of this item; however, she did not wish to speak.

Richard Fowler, Capital Area Youth Soccer Association, 15317 US Highway 290 E., Manor, Texas, submitted a card; however, he only wished to speak if he had questions regarding the information and answers provided.

City Manager Bolt explained the development agreements that are part of the annexation process. He states if chosen to sign agreements will protect from City taxes for a period of forty-five (45) years if renewed every fifteen (15) years. City Manager Bolt states there will not be any effect of annexing into the City, if the property remains as it is used today it could remain in that use for the next forty-five (45) years subject to renewing every fifteen (15) years with the development agreement. He also indicates agreements will need to be in place before moving forward with annexation.

Council Member Kruppa inquired if the City did not annex property would Austin have the opportunity to annex. City Manager Bolt confirms the property that is being annexed is part of the City's ETJ and has been for over ten (10) years. City Manager Bolt states the property could not be annexed by another City due to annexation boundaries. He explains the ETJ boundaries between Austin, Pflugerville and Elgin have been defined.

City Attorney Saenz discussed how the property owners with Ag-Use, Wildlife or Timberland exemptions are eligible to enter the development agreements. She states the certain events that would constitute a request to come into the City limits. City Attorney Saenz clarifies if property development occurs and the property starts to develop it then comes into the city limits. She explains that the City's development regulations do apply to the property as if the property were in the City limits except for rules that will interfere with Ag exemption Wildlife management uses. She discussed the homestead exemptions and how it would apply to the development agreement. City Attorney Saenz reassures that staff will be available to answer and explain any questions property owners might have.

City Manager Bolt inquired if Council decided to include the homestead exemptions would new development agreements need to be signed, or could it occur in the current agreement. City Attorney Saenz assured she already had language that could be added to the current development agreement for anyone that was interested. She advises new agreements will need to be redistributed and the development agreement would need to be approved before the second reading of the annexation ordinance.

MOTION: Upon a motion made by Council Member Kruppa and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to close the public hearing. The motion carried unanimously.

REGULAR AGENDA

7. Consideration, discussion, and possible action on the second reading of a draft municipal service plan for the annexation of 1,756.97 acres of land, more or less, adjacent and contiguous to the city limits and is being located in Travis County.

The City staff's recommendation was that the City Council approve the second reading of a draft municipal service plan for the annexation of 1,756.97 acres of land, more or less, adjacent and contiguous to the city limits and is being located in Travis County.

Scott Dunlop, Planning Coordinator, was present to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Weir, the Council voted six (6) For and none (0) Against to approve the second reading of a draft municipal service plan for the annexation of 1,756.97 acres of land, more or less, adjacent and contiguous to the city limits and is being located in Travis County. The motion carried unanimously.

8. Consideration, discussion, and possible on a resolution setting a public hearing date of the proposed amendments to the Community Impact Fee, and providing for open meetings and other related matters.

The City staff's recommendation was that the City Council approve a resolution to set a public hearing date of the proposed amendments to the Community Impact Fee, and providing for open meetings and other related matters.

Scott Dunlop, Planning Coordinator, was present to address any questions posed by the City Council.

City Engineer Phelan explains reasons for the public hearing regarding the impact fees and other related matters. He is requesting for the resolution to be adopted to set a public hearing for September 6, 2017, at 7:00 p.m. in the Council Chambers.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted six (6) For and none (0) Against to approve the resolution to set a public hearing for proposed amendments to the Community Impact Fee, and providing for open meetings and other related matters for September 6, 2017, at 7:00 p.m. in the Manor City Hall. The motion carried unanimously.

9. Consideration, discussion, and possible action on a finance agreement between the City of Manor and Riata Ford, LTD for vehicle rental program.

The City staff's recommendation was that the City Council approve a finance agreement between the City of Manor and Riata Ford, LTD for vehicle rental program.

Ryann Phipps, Chief of Police, was present to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Weir and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to approve a finance agreement between the City of Manor and Riata Ford, LTD for vehicle rental program. The motion carried unanimously.

10. Consideration, discussion, and possible action on a finance agreement between the City of Manor and Axon Enterprises, Inc DBA Taser International for putting the Tasers utilized by patrol on a 5-year rotation and the purchase of training equipment.

The City staff's recommendation was that the City Council approve the finance agreement between the City of Manor and Axon Enterprises, Inc. DBA Taser International for putting the Tasers utilized by patrol on a 5-year rotation and the purchase of training equipment.

Chief of Police Phipps explains how the Tasers have only been bought as needed. He states that the first-year payment for the Tasers and other equipment needed have been budgeted for the year. He also states that credit will be given to trade fifteen (15) old Tasers back to Taser and will be replaced with new ones and other equipment will be purchased.

Mayor Jonse inquired about the cost of the Tasers and confirms the amount of the first payment. City Manager Bolt briefly explains the agreement of five (5) years. Council Member Pierson inquired if all Tasers will be replaced. Chief of Police Phipps assures all new Tasers will only replace the old ones and non-working ones.

MOTION: Upon a motion made by Council Member Kruppa and seconded by Council Member Amezcua, the Council voted six (6) For and none (0) Against to approve a finance agreement between the City of Manor and Axon Enterprises, Inc DBA Taser International for putting the Tasers utilized by patrol on a 5-year rotation and the purchase of training equipment. The motion carried unanimously.

11. Consideration, discussion, and possible action on the resolution authorizing the Manor Police Department to submit an application for the BG18 Rifle-Resistant Body Armor Grant Program (BAGP) through the Office of the Governor, Criminal Justice Division for funding the purchase of rifle-resistant body armor.

It is City staff's recommendation that the City Council approve a resolution authorizing the Manor Police Department to submit an application for the BG18 Rifle-Resistant Body Armor Grant Program (BAGP) through the Office of the Governor, Criminal Justice Division for funding the purchase of rifle-resistant body armor.

Police Lieutenant Allend briefly explains the grant program. He states that twenty-seven (27) plate carriers will be purchased with the grant.

Councilman Kruppa inquired about the addition to the body armor. Lieutenant Allen explains the new plate carriers and states carriers are a new addition for police officers to place over if needed.

Council Member Davies inquired if the grant would cover the full cost of all new body armor needed. Lieutenant Allen assured the grant will cover the full cost.

MOTION: Upon a motion made by Council Member Davies and seconded by Council Member Kruppa, the Council voted six (6) For and none (0) Against to approve the resolution authorizing the Manor Police Department to submit an application for the BG18 Rifle-Resistant Body Armor Grant Program (BAGP) through the Office of the Governor, Criminal Justice Division for funding the purchase of rifle-resistant body armor. The motion carried unanimously.

PRESENTATIONS

12. Presentation on Sky Village overall development.

Brett Burke, Kimley-Horn, 10814 Jollyville Rd., Campus IV, Suite 300, Austin, TX conducted the attached PowerPoint Presentation on Sky Village overall development.

Council Member Davies inquired about the amenities that are being proposed in the community center and open to the community of the City of Manor.

Talley J. Williams with Kimley-Horn assures a community pool and other amenities that will be proposed in the agreement.

Council Member Pierson inquired about the type of housing that will be proposed and placed in the development. The discussion was held regarding the types of homes being built.

City Manager Bolt explains Phase 1 regarding lot sizes and type of housing that the development will have. He also states homes are larger and would have provisions on duplexes.

Mayor Jonse discussed intersections on Presidential Glenn and inquired about Phase 1. Council Member Pierson inquired about the right-of-way and expansions of the properties. The discussion was held regarding issues.

City Attorney Saenz explained the proposal of the developer is to have a public improvement district for the entire project and would like to know the lot sizes to proceed. She states knowing the lot sizes serves the basis of the assessment on the lot and impacts lots that will be developed. City Attorney Saenz explains the two (2) Phases in the proposal; the Zoning and Development Agreement in Phase 1 and the proposed Public Improvement District and Tax Increment Financing District in Phase 2. She states the developer would like to expedite this process to allow time for review and emphasizes how critical it is for the developer to know what size lots are acceptable to the City.

No action was taken.

EXECUTIVE SESSION

In accordance with Texas Government Code, Subchapter D, Section 551.071 Texas Government Code; Section 1.05, Texas Disciplinary Rules of Professional Conduct; and Section 551.087, Texas Government Code, to consult with legal counsel regarding economic development negotiations and proposed economic incentives the Manor City Council convened into Executive Session at 7:44 p.m., on Wednesday, July 19, 2017, City Council Conference Room of the Manor City Hall, 105 E. Eggleston St., Manor, Texas.

The Executive Session was adjourned at 8:41 p.m. on Wednesday, July 19, 2017.

OPEN SESSION

The City Council reconvened into Open Session pursuant to the provisions of Chapter 551 Texas Government Code and to act on item(s) discussed during Closed Executive Session.

Mayor Jonse reconvened the Open Session of the Manor City Council at 8:41 p.m. on Wednesday, July 19, 2017, in the Council Chambers of the Manor City Hall.

Council Member Pierson requested for item 13 to be postponed to after Item 14.

- 14. Consideration, discussion and possible action on a second reading of an ordinance rezoning 127.220 acres more or less, located in the A.C. Caldwell Survey, Abstract No. 124, Travis County, Texas, and being a portion of that certain called 267.942 acre tract of land conveyed to Sky Village Kimbro Estates, LLC, as described in document number 2016214460, Official Public Records of Travis County, located near the intersections of Bois D’Arc Road and Tower Road, from R-1 Single Family to R-2 Single Family with a waiver from Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(j) Height and Placement Requirements, Chart 1 to allow for 6,000 square foot lots. Owner: Gordon Reger, Sky Village Kimbro Estates LLC. Applicant: Alex Granados, Kimley-Horn.**

It is City staff’s recommendation that the City Council approve the second reading of the rezoning 127.220 acres more or less, located in the A.C. Caldwell Survey, Abstract No. 124, Travis County, Texas, and being a portion of that certain called 267.942 acre tract of land conveyed to Sky Village Kimbro Estates, LLC, as described in document number 2016214460, Official Public Records of Travis County, located near the intersections of Bois D’Arc Road and Tower Road, from R-1 Single Family to R-2 Single Family with a waiver from Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(j) Height and Placement Requirements, Chart 1 to allow for 6,000 square foot lots.

Scott Dunlop, Planning Coordinator, was present to address any questions posed by the City Council.

MOTION: Upon a motion made by Council Member Pierson and seconded by Council Member Amezcua, the Council voted six (6) For and none (0) Against to approve a second reading of an ordinance rezoning 127.220 acres more or less, located in the A.C. Caldwell Survey, Abstract No. 124, Travis County, Texas, and being a portion of that certain called 267.942 acre tract of land conveyed to Sky Village Kimbro Estates, LLC, as described in document number 2016214460, Official Public Records of Travis County, located near the intersections of Bois D’Arc Road and Tower Road, from R-1 Single Family to R-2 Single Family with a waiver from Code of Ordinances, Chapter 14, Exhibit A, Article II, Section 20(j) Height and Placement Requirements, Chart 1 to allow for 6,000 square foot lots. Owner: Gordon Reger, Sky Village Kimbro Estates LLC.

- 13. Take action as determined appropriately in the City Council’s discretion regarding economic development negotiations and proposed economic incentives.**

Brett Burke and Talley J. Williams with Kimley-Horn were present to address any questions posed by the City Council.

Council Member Pierson inquired about the types of housing that will be proposed in Phase 2 for the 40-45 lots.

Ms. Williams states that the developer is in discussion with different builders and have not yet decided on the types of homes. She understands the City is asking for a higher quality type of housing and asked if the City could provide specific guidelines in the development agreement that could be discussed with the developer.

Mayor Jonse inquired about the garage of the new homes. The discussion was held regarding the size of homes and how the garage of the homes would be built.

Council Member Davies confirms that developer is looking for smaller lots with larger driveways.

Council Member Pierson disclosed her concerns regarding the yard sizes of the homes. The discussion was held regarding the yard size and lot sizes. Mr. Burke explained the development of the homes.

Council Member Davies inquired if all homes would be the same types of products. Mr. Burke explains the different types of products of the homes that would be proposed.

The discussion was held regarding the high-density mix use. Mr. Burke clarifies there's no mixed use and will propose other types of homes. Council Member Davies suggests more condos or town homes.

Talley Williams and Brett Burke suggest a workshop meeting with the developer would help the Council understand the development and proposal. Council Member Davies agrees and recommends for a workshop to be set for a more in depth visual.

Council Member Weir inquired about the community pool. The discussion was held regarding the amenities to the City residents and maintenance of the pool by the City.

The discussion was held regarding Phase 2 concerning lot developments and lot sizes, development is still under negotiations.

Council Member Davies concerns are regarding the front-line lots and is interested to see what the developer will offset in the proposal.

Council Member Davies inquired about the TIRZ and PID's creation. Ms. Williams states the PID would pay for waste water improvements and the TIRZ for some water and wastewater drainage improvements. Council Member Davies also inquired about the prices of homes on development.

Council Member Kruppa disclosed his concerns regarding the waste water treatment. He also inquired about the termination of the development in case the City did not accept the proposal. The discussion was held regarding the concerns of City water use for Phase 1.

Council Member Pierson suggested a workshop with the developer would help understand the whole development. City Manager Bolt advised a workshop with the Planning and Zoning Commission would also help and bring everyone together regarding the proposed development.

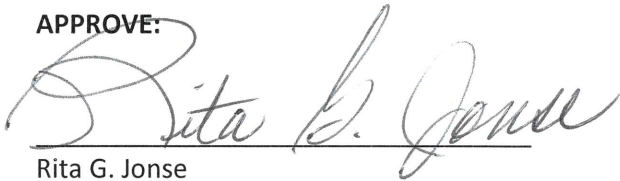
No action was taken.

ADJOURNMENT

MOTION: Upon a motion made by Council Member Amezcua and seconded by Council Member Pierson, the Council voted six (6) For and none (0) Against to adjourn the regular session of the Manor City Council at 9:00 p.m. on Wednesday, July 5, 2017. The motion carried.

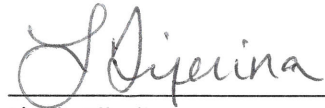
These minutes approved by the Manor City Council on the 2nd day of August 2017.

APPROVE:



Rita G. Jonse
Mayor

ATTEST:



Lluvia Tijerina
City Secretary



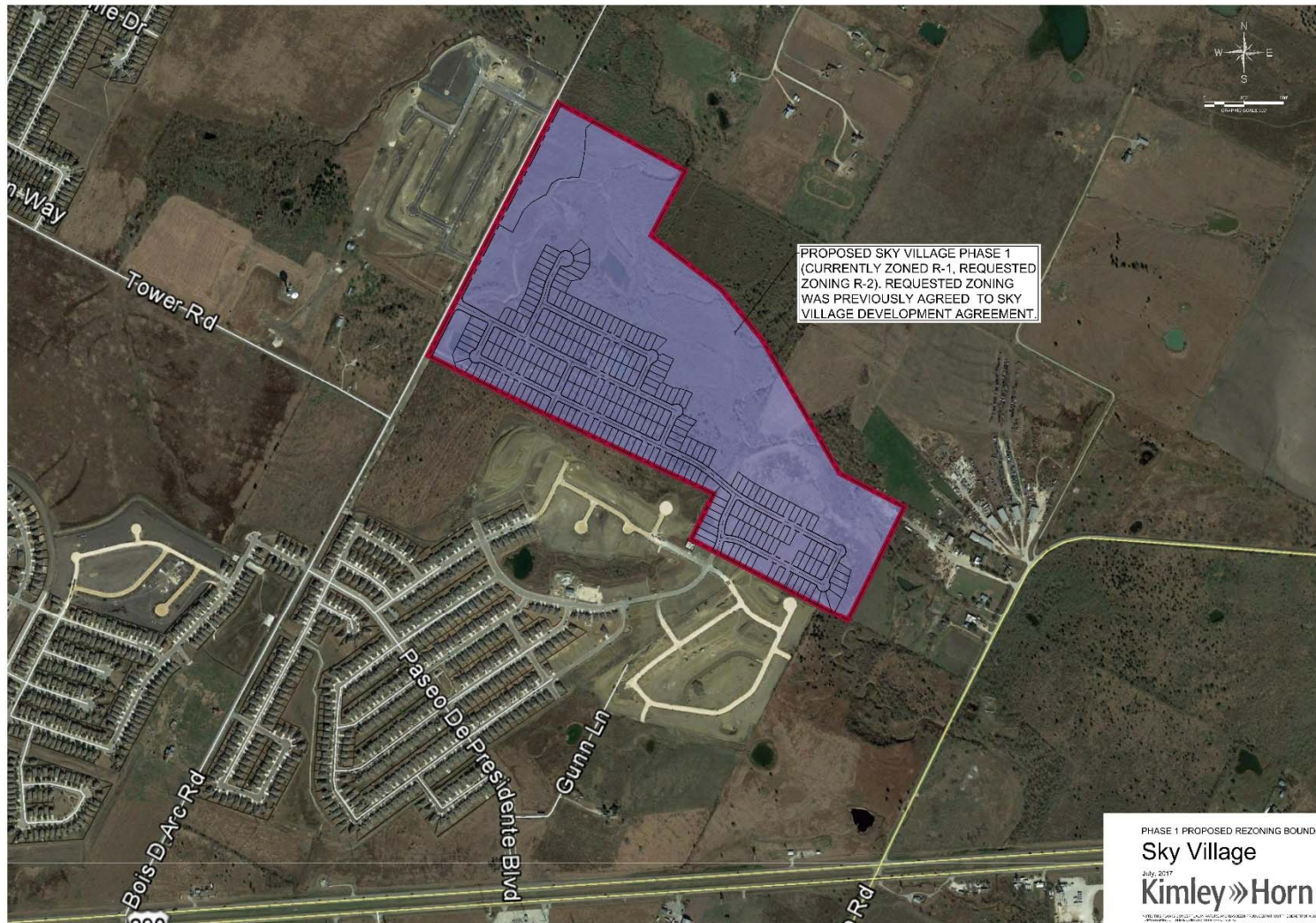


SKY VILLAGE



Presentation to City Council
July 19, 2017

Proposed Sky Village Phase 1



Overall Boundary



Original Sky Village

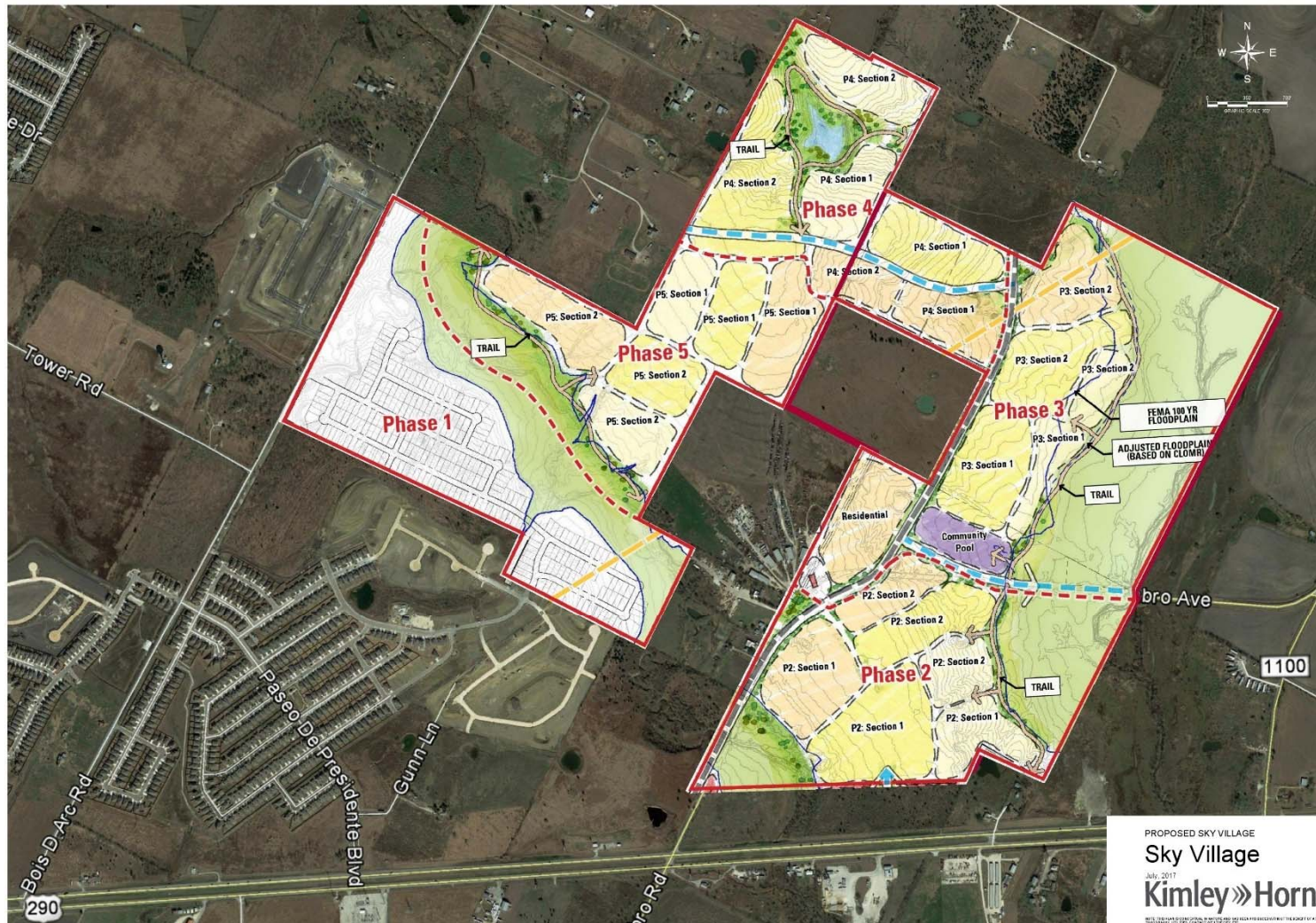


ORIGINAL SKY VILLAGE LAYOUT (DONE BY BURY)
Sky Village
July, 2017
Kimley»Horn
THIS LAYOUT IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE PROPERTY OF KIMLEY-HORN AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM KIMLEY-HORN.

Original Kimbro



Proposed Sky Village



Potential Benefits (Under discussion with City)

- Construction of Wastewater Treatment Plant
- Improvements/extension of Old Kimbro Road
- Community Center (open to the public)
- Trail systems and pocket parks throughout the development

Amendment to Sky Village Development Agreement

- Addresses revisions to project infrastructure and other development agreement terms to allow Sky Village South to be developed prior to other phases
- Reduced number of lots within Sky Village Phase South
- \$900/lot contribution to go towards cost of Community Center
- Approximately \$5,100/lot contribution to go towards securing construction of Offsite Wastewater improvements